

# **PHA Plans**

## **Streamlined Annual Version**

**U.S. Department of Housing and  
Urban Development**  
Office of Public and Indian  
Housing

OMB No. 2577-0226  
(exp. 05/31/2006)

---

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

---

# **Streamlined Annual PHA Plan for Fiscal Year: 2004**

**(Fiscal Year beginning July 1, 2004, and ending June 30, 2004)**

# **HOUSING AUTHORITY OF THE TOWN OF MAMOU**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Housing Authority Of The Town Of Mamou

**PHA Number:** LA 31

**PHA Fiscal Year Beginning:** (mm/yyyy) July 2004

### PHA Programs Administered:

☒ **Public Housing and Section 8**

Number of public housing units:

Number of S8 units:

☐ **Section 8 Only**

Number of S8 units:

☐ **Public Housing Only**

Number of public housing units:

☐ **PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### PHA Plan Contact Information:

Name: Ricky Dupuis, Executive Director

Phone: 337-468-3539

TDD: 337-468-3539

Email (if available): mamouhousing@centurytel.net

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)

☒ PHA's main administrative office ☐ PHA's development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.

If yes, select all that apply:

☒ Main administrative office of the PHA

☐ PHA development management offices

☐ Main administrative office of the local, county or State government

☐ Public library ☐ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

☒ Main business office of the PHA ☐ PHA development management offices

☐ Other (list below)

## Streamlined Annual PHA Plan Fiscal Year 20

[24 CFR Part 903.12(c)]

### Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

#### A. PHA PLAN COMPONENTS

- ☐ 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- ☒ 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- ☐ 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- ☐ 4. Project-Based Voucher Programs
- ☐ 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- ☒ 6. Supporting Documents Available for Review
- ☒ 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- ☒ 8. Capital Fund Program 5-Year Action Plan

#### B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

**Form HUD-50076**, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070**, *Certification for a Drug-Free Workplace*;

**Form HUD-50071**, *Certification of Payments to Influence Federal Transactions*; and

**Form SF-LLL & SF-LLLa**, *Disclosure of Lobbying Activities*.

# **1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

## **A. Site-Based Waiting Lists-Previous Year**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **NO**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

## **B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component. **PHA does not plan to operate list.**

1. How many site-based waiting lists will the PHA operate in the coming year? **NONE**
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- ☐ PHA main administrative office
  - ☐ All PHA development management offices
  - ☐ Management offices at developments with site-based waiting lists
  - ☐ At the development to which they would like to apply
  - ☐ Other (list below)

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:
4. ☐ Yes ☒ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. ☐ Yes ☒ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- ☐ Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - ☐ low utilization rate for vouchers due to lack of suitable rental units
  - ☐ access to neighborhoods outside of high poverty areas
  - ☐ other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)  
State of Louisiana, Division of Administration  
Office of Community Development

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)  
Modernize public housing, attract or provide supportive services, assure fair housing for all, train staff, and counsel residents on home ownership opportunities.
- ☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

## 6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: HOUSING AUTHORITY OF THE TOWN OF MAMOU</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P03150102 Replacement Housing Factor Grant No:		<b>Federal FY of Grant: 2002</b>
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:)</b>					
<input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	1,952.00	1,598.00	1,598.00	1,598.00
4	1410 Administration	400.00	400.00	400.00	400.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000.00	30,000.00	30,000.00	26,560.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	195,763.00	198,117.00	198,117.00	163,500.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	2,000.00	0.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	230,115.00	230,115.00	230,115.00	192,058.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: <b>HOUSING AUTHORITY OF THE TOWN OF MAMOU, LA</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P03150102 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Upgrade of computer technology	1408		1,952.00	1,598.00	1,598.00	1,598.00	
HA-Wide	Advertise for A/E, MOD Coordinator and construction bids	1410		400.00	400.00	400.00	400.00	
HA-Wide	Hire A/E @ \$20,000 Hire MOD Coordinator @ \$10,000	1430		30,000.00	30,000.00	30,000.00	26,560.00	
LA31-2	Modernization of 10 units:	1460	10 units	195,763.00	-0-	-0-	-0-	
	Install new sheetrock on walls							
	Install new interior doors with new hardware and locks		10 units					
	Prep and install new floor tiles		10 units					
	Install new wood kitchen cabinets and stove hoods		10 units					
	Install new light fixtures		90					
	Replace heater/light/vent in bathroom		10					
	Replace heating systems		10					
	Refurbish bathtubs Install marble wainscot around tub		10					
	Replace all plumbing		10 units					
	Install new toilets and lavatories		10					
	Clean, prepare, and paint units throughout		10					

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: <b>HOUSING AUTHORITY OF THE TOWN OF MAMOU, LA</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P03150102 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
LA 31-3	Install central air and heating in 20 units of LA 31-3 including related carpentry and electrical work.	1460	20	-0-	56,000.00	56,000.00	51,400.00	
LA 31-4	Install central air and heating in 40 units of LA 31-3 including related carpentry and electrical work.	1460	40	-0-	142,117.00	142,117.00	112,100.00	
LA 31-2	Relocation Costs	1495.1	10	2,000.00	0.00			
	Relocate 10 families @ \$200 per family							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

form **HUD-50075-SA** (04/30/2003)

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> HOUSING AUTHORITY OF THE TOWN OF MAMOU, LA			<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P03150103 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	400.00	400.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	31,000.00	27,000.00	27,000.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	210,851.00	161,937.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	242,251.00	189,337.00	27,000.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

## **7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

## Annual Statement/Performance and Evaluation Report

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

## Part II: Supporting Pages

[illegible]

## **7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
<b>PHA Name:</b> HOUSING AUTHORITY OF THE TOWN OF MAMOU			<b>Grant Type and Number</b> Capital Fund Program No: LA48P 031 501 03 Replacement Housing Factor No:				<b>Federal FY of Grant:</b> <b>2003</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	6/30/2005			6/30/2006			
LA 31-1	6/30/2005			6/30/2006			
LA 31-2	6/30/2005			6/30/2006			

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> HOUSING AUTHORITY OF THE TOWN OF MAMOU		<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P031 501 04 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> <div style="text-align: right;">2004</div>	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	400.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	161,937.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	189,337.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name: HOUSING AUTHORITY OF THE TOWN OF MAMOU</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P031501 04 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <div style="float: right;"><b>2004</b></div>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	<b>ADMINISTRATION</b> Advertise for A/E, MOD Coordinator and construction bids	1410		400.00				
HA-Wide	<b>FEES &amp; COSTS</b> Hire A/E @ \$17,000 Hire MOD Coordinator @ \$10,000	1430		27,000.00				
LA 31-2	<b>DWELLING STRUCTURES</b>	1460		161,937				
	Modernize 10 units including Walls; floors; interior and exterior doors; kitchen cabinets including stove hoods and sinks; light fixtures; electrical; bathroom heater, light, vent; plumbing; bathroom fixtures; etc.							

## **7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
<b>PHA Name:</b> <b>HOUSING AUTHORITY OF THE TOWN OF MAMOU</b>		<b>Grant Type and Number</b> Capital Fund Program No: LA48P031 501 04 Replacement Housing Factor No:					<b>Federal FY of Grant:</b>  <b>2004</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	6/30/2006			6/30/2007			
LA 31-1	6/30/2006			6/30/2007			
LA 31-2	6/30/2006			6/30/2007			

## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2005 PHA FY: 2005	FFY Grant: 2006 PHA FY: 2006	FFY Grant: 2007 PHA FY: 2007	FFY Grant: 2008 PHA FY: 2008
LA 31-2	Annual Statement	Advertise for A/E, MOD Coordinator, and construction \$400			
		Hire A/E \$17,000 Hire MOD Coordinator \$10,000			
		Modernize 10 units \$161,937			
LA 31-1			Advertise for A/E, MOD Coordinator, and construction \$400	Advertise for A/E, MOD Coordinator, and construction \$400	Advertise for A/E, MOD Coordinator, and construction \$400
			Hire A/E \$17,000 Hire MOD Coordinator \$10,000	Hire A/E \$17,000 Hire MOD Coordinator \$10,000	Hire A/E \$17,000 Hire MOD Coordinator \$10,000
			Modernize 10 units \$161,937	Modernize 10 units \$161,937	Modernize 10 units \$161,937
CFP Funds Listed for 5-year planning		\$189,337	\$189,337	\$189,337	\$189,337
Replacement Housing Factor Funds					

## Capital Fund Program Five-Year Action Plan

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u>3</u> FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	LA 31-2	<i>Acct 1410 Administration Advertising</i>	\$400	LA 31-1	<i>Acct 1410 Administration Advertising</i>	\$400
Annual		<i>Acct 1430 Fees &amp; Costs Hire A/E to prepare bid and construction documents and supervise construction. Hire Mod Coordinator to assist with administration of project</i>	\$17,000		<i>Acct 1430 Fees &amp; Costs Hire A/E to prepare bid and construction documents and supervise construction. Hire Mod Coordinator to assist with administration of project</i>	\$17,000
			\$10,000			\$10,000
Statement		<i>Acct 1460 Dwelling Structures: Modernize 10 units @ LA 31-2 including walls, floors, doors, kitchen cabinets including stove hoods and sinks, light fixtures, bathroom heater, light, vent, plumbing, bathroom fixtures, etc.</i>	\$161,937		<i>Acct 1460 Dwelling Structures: Modernize 10 units @ LA 31-2 including walls, floors, doors, kitchen cabinets including stove hoods and sinks, light fixtures, bathroom heater, light, vent, plumbing, bathroom fixtures, etc.</i>	\$161,937
Total CFP Estimated Cost			\$189,337			\$189,337

## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year :_4_ FFY Grant: 2007 PHA FY: 2007			Activities for Year: _5_ FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
LA 31-1	Acct 1410 Administration Advertising	\$400	LA 31-1	Acct 1410 Administration Advertising	\$400
	Acct 1430 Fees & Costs Hire A/E to prepare bid and construction documents and supervise construction. Hire Mod Coordinator to assist with administration of project	\$17,000  \$10,000		Acct 1430 Fees & Costs Hire A/E to prepare bid and construction documents and supervise construction. Hire Mod Coordinator to assist with administration of project	\$17,000  \$10,000
	Acct 1460 Dwelling Structures: Modernize 10 units @ LA 31-2 including walls, floors, doors, kitchen cabinets including stove hoods and sinks, light fixtures, bathroom heater, light, vent, plumbing, bathroom fixtures, etc.	\$161,937		Acct 1460 Dwelling Structures: Modernize 10 units @ LA 31-2 including walls, floors, doors, kitchen cabinets including stove hoods and sinks, light fixtures, bathroom heater, light, vent, plumbing, bathroom	\$161,937
Total CFP Estimated Cost		\$189,337			\$189,337

## **8. Capital Fund Program Five-Year Action Plan**

### **ATTACHMENT I Summary/Comments of Goals and Objectives**

#### **B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

#### **HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

☒ PHA Goal: Expand the supply of assisted housing

Objectives:

☐

Apply for additional rental vouchers:

☒

Reduce public housing vacancies to 2% and maintain a percentage which is equaled to 2% or lower than 2% by 06/30/04: To accomplish this objective, the Mamou Housing Authority will take affirmative steps to insure that units are turned around as quickly as possible. Under "normal" circumstances, we propose to implement a turn around period which would not exceed 16 days. Further, we will expeditiously as possible screen applicants to assure timely admission. Our implementation schedule is as follows:

Year 1: Reduce the vacancy rate to 2% or maintain a 2% vacancy rate.

**Progress Report:** As of this submission, the Mamou Housing Authority has no (0) vacancies.

Year 2: Reduce the vacancy rate to 2 % or maintain a 2% vacancy rate.

**Progress Report:** As of this submission, the Mamou Housing Authority has no vacancies.

Year 3: Reduce the vacancy rate to 2% or maintain a 2% vacancy rate.

**Progress Report:** As of this submission, the Mamou Housing Authority has no vacancies.

Year 4: Reduce the vacancy rate to 2 % or maintain a 2% vacancy rate.

**Progress Report:** As of this submission, the Mamou Housing Authority has no vacancies.

Year 5: Reduce the vacancy rate to 2 % or maintain a 2% vacancy rate.

☐

Leverage private or other public funds to create additional housing opportunities:

☐

Acquire or build units or developments

☐

Other (list below)

## **8. Capital Fund Program Five-Year Action Plan**

☒ PHA Goal: Improve the quality of assisted housing

Objectives:

☒ Improve public housing management: (PHAS score) from 94.99 to 99.5 by 06/30/04. To accomplish this objective, the Mamou Housing Authority will strictly enforce all policies governing management and maintenance including assuring timely unit turn around and reduce the number of vacancies, assure timely inspections of dwelling units and systems, assure timely response to work orders, assure timely response to resident requested services which will increase customer satisfaction, and assure sound financial management. We proposes our target scores to be as follows:  
Baseline (current score): 94.99

Year 1: 95.89

**Progress Report:** As of this submission, the Mamou Housing Authority has a PHAS score of 90.9

Year 2: 96.79

**Progress Report:** As of this submission, the Mamou Housing Authority has a PHAS score of 92; the physical inspection score significantly reduced the overall score with 24/30 score. Excluding the physical inspection score, the Housing Authority's score would be over 97%. The PHA is taking steps to improve the physical inspection score on the next physical inspection.

Year 3: 97.69

**Progress Report:** As of this submission, the Mamou Housing Authority has a PHAS score of 91; the physical inspection score significantly reduced the overall score with 24/30 score, principally due to Hurricane Lilli. Excluding the physical inspection score, the Housing Authority's score would be 96%. The PHA is taking steps to improve the physical inspection score on the next physical inspection.

Year 4: 98.59

**Progress Report:** The PHA is very close to achieving its goal. The PHA currently has a PHAS score of 96%.

Year 5: 99.5.



Improve voucher management: (SEMAP score). NOTE: No scores currently available.



Increase customer satisfaction to 100% of program participants by improving response time to requests for services by 06/30/04: To accomplish this objective the Mamou Housing Authority will emphasize customer satisfaction as a top priority. Response time will be improved in areas of work orders for routine, non-routine and emergency calls, application taking, resident requested services, and PHA generated services. Our implementation schedule is proposed as follows:

Year 1: Achieve 80% customer satisfaction.

**Progress Report:** As of this submission, the Mamou Housing Authority has received a score of 9.2 out of 10 in resident surveys, which converts to a 92% customer satisfaction rate.

## **8. Capital Fund Program Five-Year Action Plan**

Year 2: Achieve 85% customer satisfaction.

**Progress Report:** As of this submission, the Mamou Housing Authority has received an overall score of 9.2 out of 10, which converts to a 92% customer satisfaction rate.

Year 3: Achieve 90% customer satisfaction.

**Progress Report:** As of this submission, the Mamou Housing Authority has received an overall score of 9 out of 10, which converts to a 90% customer satisfaction rate.

Year 4: Achieve 95% customer satisfaction.

**Progress Report:** As of this submission, the Mamou Housing Authority has received an overall score of 9.2 out of 10, which converts to a 92% customer satisfaction rate.

Year 5: Achieve 100% customer satisfaction.

- ☒ Concentrate on efforts to improve specific management functions by 06/30/04: To accomplish this objective the Mamou Housing Authority will assure that staff is adequately trained and possess the necessary skills to perform effectively and efficiently. Such management areas as financial management, Admissions and Continued Occupancy, unit inspections, voucher management, and maintenance service delivery will be scheduled on a regular basis to assure continued quality of services. Our implementation schedule is as follows:

Year 1: Attend at least 4 training sessions rotating staff attendance.

**Progress Report:** As of this submission, the Executive Director and/or staff of The Mamou Housing Authority has attended 4 training sessions.

Year 2: Attend at least 4 training sessions rotating staff attendance.

**Progress Report:** As of this submission, the Executive Director and/or staff of the Mamou Housing Authority have attended at least 4 training sessions.

Year 3: Attend at least 4 training sessions rotating staff attendance.

**Progress Report:** As of this submission, the executive director and/or the staff of the Mamou Housing Authority have attended in excessive of 4 trainings.

Year 4: Attend at least 4 training sessions rotating staff attendance.

**Progress Report:** As of this submission, the executive director and/or the staff of the Mamou Housing Authority have attended in excessive of 4 trainings.

Year 5: Attend at least 4 training sessions rotating staff attendance.

- ☒ Renovate or modernize public housing: To accomplish this objective, the Mamou Housing Authority had a comprehensive needs assessment conducted which is update annually. Initially the assessment revealed that comprehensive modernization of units were needed and other items needed included the installation of bus shelters at

## **8. Capital Fund Program Five-Year Action Plan**

all sites to prevent children from waiting in the rain for school buses; the installation of central air conditioning at all units; the implementation of welfare-to-work activities for residents to achieve self-sufficiency; the installation of new landscaping at all sites; the construction of a community building with a computer learning center plus the purchase of computers, software programs, and furnishings for the center; the provision of storage buildings to those residents who do not have storage; the provision of new parking areas for LA 3 and LA 4; and finally the installation of play ground equipment to be installed at each site. Our implementation schedule is reflected as follows:

Year 1: Provide welfare to work activities for residents, install bus shelters at LA 31-1 and 2, install 30 A/C units at LA 31-1 and 10 A/C units at LA 31-2, Provide storage buildings to those residents who do not have storage, provide new parking areas for LA 3 and LA 4. (Based on most recent Resident Survey)

**Progress Report:** As of this submission, all of the FY 2000 Capital Funds have been obligated to install bus shelters at LA 31-1, provide storage buildings, provide new parking areas for LA 31-3 and 4. However, because of security concerns of the tenants, of opposition of tenants, and after consultation with the Mamou Police Department, the bus shelters have been eliminated; funds will be used to meet emergency needs (roof leaks over porches). Tenants and Tenant Advisory Board are now opposed to central a/c units; therefore, the A/C was deleted. New parking areas were provided at LA 31-2, -3, -4 as necessary.

Year 2: Provide welfare to work activities for residents, install 20 A/C units at LA 31-2, install bus shelters at LA 31- 3 and 4, and install 20 A/C units at LA 31-3.

**Progress Report:** As of this submission, the FY 2001 Capital Funds have been dedicated to providing information to residents to achieve self-sufficiency (but at no cost to the CFP program) and to the modernization of ten units of low-rent public housing at LA 31-2. Bidding will be done shortly. Because of security concerns of the tenants, of the strong opposition of tenants, and after consultation with the Mamou Police Department, the bus shelters have been eliminated; funds will be used to modernize 10 units. Tenants and the Tenant Advisory Board are now opposed to central A/C units; therefore, the A/C was deleted.

Year 3: Provide welfare to work activities for residents, install 40 A/C units at LA 31-4, install landscaping at all sites

**Progress Report:** As of this submission, all of the FY 2002 Capital Funds have been obligated to install A/C units in dwelling units; the PHA has embarked on a planned systematic install of central air conditioning and heating units in all units. (Prior to this year, tenants were opposed to central A/C/H units. ) In landscaping activities, the PHA has strived to maintain all sites in an attractive condition including installation of culverts and underground drainage in unsightly drainage ditches on sites. In welfare to work activities, the PHA counsels tenants on importance of training, education, and employment; the PHA also tries to help tenants find employment when requested.

Year 4: Provide welfare to work activities for residents, construct community building with computer learning center and computers with furnishings.

## **8. Capital Fund Program Five-Year Action Plan**

**Progress Report:** The PHA counsels tenants on work opportunities and educational opportunities available to them including financial aid available to them to attend technical colleges, where they can job skills quickly, community colleges, or other job training institutions. The construction of the community building is on hold because of a shortage of funds. The PHA believes that the modernization of the dwelling units should be done first.

Year 5: Provide welfare to work activities, install playground equipment, and transfer funds to account 1406.

☐

Demolish or dispose of obsolete public housing:

☐

Provide replacement public housing:

☐

Provide replacement vouchers:

☐

Other: (list below)

☒

PHA Goal: Increase assisted housing choices

Objectives:

☒

Provide voucher mobility counseling to 100% of participating families by 06/30/04: To accomplish this objective, the Mamou Housing Authority proposes to counsel all families on the waiting list and all families in possession of both the Low Rent program and the Section 8 program. This will be implemented as follows:

Year 1: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

**Progress Report:** As of this submission, The Mamou Housing Authority has accomplished this goal.

Year 2: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession.

**Progress Report:** As of this submission, the PHA has counseled at least 20% of low-rent and Section 8 families on the waiting list and in possession.

Year 3: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

**Progress Report:** As of this submission, the PHA has counseled at least 20% of low-rent and Section 8 families on the waiting list and in possession.

Year 4: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession.

**Progress Report:** As of this submission, the PHA has met this goal.

Year 5: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

☒

Conduct outreach efforts to at least 15 potential voucher landlords by 06/30/04: To accomplish this objective the Mamou Housing Authority will implement the following:

Year 1: Outreach to 3 potential voucher landlords.

**Progress Report:** As of this submission, The Mamou Housing Authority has accomplished this goal.

Year 2: Outreach to 3 additional potential voucher landlords

## **8. Capital Fund Program Five-Year Action Plan**

**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.

Year 3: Outreach to 3 additional potential voucher landlords

**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.

Year 4: Outreach to 3 additional potential voucher landlords

**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal

Year 5: Outreach to 3 additional potential voucher landlords

- ☐ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☒ Implement public housing or other homeownership programs by providing homeownership counseling to at least 100% of families in possession by 06/30/04: To accomplish this objective, the Mamou Housing Authority will link with a non-profit organization providing home ownership counseling to families. Topics will include but will not be limited to:
  1. Preparing for home ownership - advantages versus disadvantages, affordability, examining credit reports
  2. Shopping for a home - deciding new versus old, finding the right house, negotiating the purchase, submitting the offer, terms of the contract, conducting an appraisal, home inspection
  3. Obtaining a mortgage - shopping for a loan, the mortgage checklist, applying for a loan, loan processing
  4. Loan closing - preparing for closing, the actual closing documents
  5. Life as a home owner - settling in, maintenance, financial management, tax planning, home equity, re-financing, pre-paying the mortgage

We propose to implement as follows:

Year 1: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

**Progress Report:** As of this submission, The Mamou Housing Authority has accomplished this goal.

Year 2: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession.

**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.

Year 3: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.

Year 4: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.

Year 5: Counsel 20% of Low Rent and Section 8 families on the waiting list and in possession

- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:

## **8. Capital Fund Program Five-Year Action Plan**

☐ Other: (list below)

### **HUD Strategic Goal: Improve community quality of life and economic vitality**

☒ PHA Goal: Provide an improved living environment

Objectives:

☒ Implement measures to deconcentrate poverty by bringing at least 10 higher income public housing households into lower income developments and at least 10 lower income public housing households into higher income developments by 06/30/04: To accomplish this objective, the Mamou Housing Authority will revise its Admissions and Occupancy Policy to include steps to deconcentrate poverty and seek opportunities to increase the number of higher-income families in lower/extremely-low income properties and lower/extremely-low income families in higher-income properties. Based on analysis, the Mamou Housing Authority does not have properties with significant numbers of higher-income families. Rather, our PHA desires for all of its families properties to enjoy a greater percentage of working families. With this in mind, the Mamou Housing Authority intends to increase the number of working families over the next five years. This will afford a mix of income levels among the lower/extremely-low income families and the higher-income families. Our proposed implementation schedule is as follows:

Year 1: House at least 2 higher income families in lower income communities and at least 2 lower income families in higher income communities.

**Progress Report** – Because the deconcentration rule was postponed, the Mamou PHA has not implemented this goal. However, as part of the attachments in the FY 2001 Agency Plan, the Mamou PHA has a deconcentration policy and strategy.

Year 2: House at least 2 higher income families in lower income communities and at least 2 lower income families in higher income communities.

**Progress Report:** As of this submission, the Mamou Housing Authority has met this goal.

Year 3: House at least 2 higher income families in lower income communities and at least 2 lower income families in higher income communities

**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.

Year 4: House at least 2 higher income families in lower income communities and at least 2 lower income families in higher income communities.

**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.

Year 5: House at least 2 higher income families in lower income communities and at least 2 lower income families in higher income communities.

## **8. Capital Fund Program Five-Year Action Plan**

- ☒ Implement measures to promote income mixing in public housing by assuring access for at least 10 lower income families into higher income developments by 06/30/04: To accomplish this objective, the Mamou Housing Authority will revise its Admissions and Occupancy Policy to include steps to deconcentrate poverty and seek opportunities to increase the number of higher-income families in lower/extremely-low income properties and lower-income families in higher-income properties. Based on analysis, the Mamou Housing Authority does not have properties with significant numbers of higher-income families. Rather, our PHA desires for all of its families properties to enjoy a greater percentage of working families. With this in mind, the Mamou Housing Authority intends to increase the number of working families to at least 10 over the next five years. This will afford a mix of income levels among the lower/extremely-low income families and the higher-income families. Our proposed implementation schedule is same as above.
- ☐ Implement public housing security improvements
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

### **HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
  - Objectives:
    - ☒ Increase the number and percentage of employed persons in assisted families by at least 15 by 06/30/04: To accomplish this objective, the Mamou Housing Authority will take affirmative measures to assist those interested in working the opportunity to work. A combination of incentives will be implemented including ceiling rents, working preferences, improved collaboration with business partners in our community. We will identify and utilize resources to assist residents seek and obtain meaningful employment. Once employed, we will treat their income in compliance with section 12(d) of the U.S. Housing Act. Our implementation is as follows:
      - Year 1: Assist at least 3 residents to become employed
      - Progress Report:** As of this submission, the Mamou Housing Authority has met this goal.
      - Year 2: Assist an additional 3 residents to become employed
      - Progress Report:** As of this submission, the Mamou Housing Authority has met this goal.
      - Year 3: Assist an additional 3 residents to become employed.
      - Progress Report:** As of this submission, the Mamou Housing Authority has met this goal.
      - Year4: Assist an additional 3 residents to become employed
      - Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.
      - Year 5: Assist an additional 3 residents to become employed

## **8. Capital Fund Program Five-Year Action Plan**

- ☒ Provide or attract supportive services to at least 15 assisted families to improve assistance recipients' employability by 06/30/04: To accomplish this objective, the Mamou Housing Authority will take affirmative measures to attract supportive services for those interested in employability. We will link with transportation providers, day care providers, health care providers, and social services agencies in an effort to provide the needed supportive services for job maintenance. Our implementation schedule is as follows:  
Year 1: Assist at least 3 residents to acquire supportive services  
**Progress Report:** As of this submission, The Mamou Housing Authority has met this goal.  
Year 2: Assist an additional 3 residents to acquire supportive services  
**Progress Report:** As of this submission, the Mamou Housing Authority has met this goal.  
Year 3: Assist an additional 3 residents to acquire supportive services  
**Progress Report:** As of this submission, the Mamou Housing Authority has met this goal.  
Year 4: Assist an additional 3 residents to acquire supportive services  
**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.  
Year 5: Assist an additional 3 residents to acquire supportive services
- ☒ Provide or attract supportive services to increase independence for at least 10 elderly families and at least 5 families with disabilities by 06/30/04. To accomplish this objective, the Mamou Housing Authority will take affirmative measures to attract supportive services for the elderly and those with disabilities. We will link with transportation providers, meals programs, health care providers, and social services agencies in an effort to provide the needed supportive services. Our implementation schedule is as follows:  
Year 1: Assist at least 1 resident to acquire supportive services  
**Progress Report:** As of this submission, The Mamou Housing Authority has accomplished this goal.  
Year 2: Assist an additional resident to acquire supportive services  
**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.  
Year 3: Assist an additional resident to acquire supportive services.  
**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.  
Year 4: Assist an additional resident to acquire supportive services  
**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.  
Year 5: Assist an additional resident to acquire supportive services
- ☐ Other: (list below)

## **8. Capital Fund Program Five-Year Action Plan**

### **HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability for 100% of families in possession and 100% of families on the waiting list by 06/30/04: To accomplish this objective, the Mamou Housing Authority will implement the following:  
Post in conspicuous places such as bulletin boards, churches, grocery stores, department stores, civic and other organizations, aspects of equal opportunity and fair housing as provided by the MHA, distribute flyers about fair housing provided by our PHA, provide copies of fair housing literature to persons on the waiting list as well as those in possession, provide counseling to landlords about fair housing. Our implementation schedule is as follows:  
Year 1: Distribute at least 50 flyers, counsel at least 4 landlords on fair housing  
**Progress Report:** As of this submission, The Mamou Housing Authority has accomplished this goal.  
Year 2: Distribute at least 50 flyers, counsel at least 4 landlords on fair housing  
**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.  
Year 3: Distribute at least 50 flyers, counsel at least 4 landlords on fair housing.  
**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.  
Year 4: Distribute at least 50 flyers, counsel at least 4 landlords on fair housing  
**Progress Report:** As of this submission, the Mamou Housing Authority has accomplished this goal.  
Year 5: Distribute at least 50 flyers, counsel at least 4 landlords on fair housing
- ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability :
- ☒ Undertake affirmative measures to ensure accessible housing to 100% of persons with all varieties of disabilities regardless of unit size required by 06/30/04: To accomplish this objective the Mamou Housing Authority will take affirmative steps to assure that persons with disabilities have access to housing. This will be accomplished by assuring that a minimum of 5% of our low rent units are in compliance with Section 504 of the American Disabilities Act, that where possible, units are equipped with devices for the visually and hearing impaired, and insuring that the office is equipped for accessibility, and pathways to the office provide a direct path for easy access.  
**Progress Report:** As of this submission, the Mamou PHA has met this goal.
- ☐ Other: (list below)

**Other PHA Goals and Objectives: (list below)**